

**District  
of Columbia  
Public  
Schools**

**Facilities Assessment**

**Langley Junior High  
#418**

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**3DI/AEPA  
August 3, 1992**

3DI/AEPA

Langley Junior High  
#418JHDISTRICT OF COLUMBIA PUBLIC SCHOOLS  
VISUAL INSPECTION AND FACILITY ASSESSMENT**SECTION 1 - NARRATIVE SUMMARY**

The 3DI/AEPA inspection team inspected Langley Junior High School on November 26, 1991. The school was fully operational and in session at the time. The following is a summary of the conditions at the time of the inspection.

**1.0 General**

The gross building area is 110,000 s.f. The building is 5 stories, including 2 partial basements, and is comprised of the following educational spaces:

- 31 Class Rooms
- 3 Computer Labs
- 1 Music Room
- 1 Auditorium
- 1 Science Lab
- 2 Gymnasiums
- 1 Library
- 1 Cafeteria with Kitchen
- Administrative offices
- Teacher's Lounge
- Health Unit
- Storage/supply Rooms
- Boiler Room/Maintenance Areas.

Many Lavatories are not used as lavatories, they are locked and unused.

**1.1 Site**

The school is located on T St., N.E. two blocks east of N. Capitol St., in a residential neighborhood. It is adjacent to McKinley H.S. The topography is flat with steep embankments on the south and east sides. The site has grassed areas in the front. The site has concrete walks. Drainage is adequate. The walks are in poor condition and need repair. We recommend paving of dirt paths to prevent erosion. The site is in generally good condition. Site lighting is provided by lights mounted on the building, 5 of these are broken and require replacement.

## 1.2 Building Envelope

Langley was built in 1923. It has not had any major additions or major renovations. The exterior walls are brick and are in generally good condition. The roof is a flat built-up roof with roof drains and interior drain lines. The roof is generally in good condition, but has some areas that need replacement. The windows are single glazed, painted wood, double pivoted. The windows are in generally poor condition and should be replaced. The entrance and exterior doors are metal and are in good condition. Exterior Stairs are in good condition.

## 1.3 Plumbing

The plumbing system is comprised of galvanized supply pipes and cast iron drainage. There are in-line circulating pumps. The general condition of the plumbing system is hazardous. Toilet rooms fixtures & fittings are in poor condition. Fixture counts are adequate for the design population. Boy's facilities include 3 toilet rooms with typically 10 water closets, 8 urinals and 3 lavatories each. Girl's facilities include 3 toilet rooms with typically 10 water closets and 3 lavatories each. There are 9 drinking fountains located in the corridors and 8 service sinks located in the corridors.

## 1.4 Auto Sprinkler

There are no sprinklers at present.

## 1.5 HVAC

Heating is provided low pressure steam from McKinley high School's Boiler Plant. The distribution system is low pressure steam to room radiators located throughout the building. Overall condition of the heating system is hazardous due to steam pipe leakage. The school does not have a central air conditioning system. Some rooms are cooled by window units.

## 1.6 Electrical Distribution

Incoming service is 800 amp, 120/208 volt, 3 phase, 4 wire. Overload protection is provided by circuit breaker panels. Electrical service and distribution are in poor condition due to age. The entire electrical service need to be replaced. The school does not have an emergency generator.

### 1.7 Lighting and Electrical Systems

Classroom lighting fixtures are typically 120 volt, 4 ft fluorescent. The light level is inadequate. The fixtures typically in poor condition and should eventually be replaced. The fire alarm system is in working condition. The public address system works properly. The security system is in good condition. The program bell system is in good condition. The television system is working.

### 1.8 Core Structure, Partitions, Interior Partitions

The structure is concrete columns, beams and floor slabs. The roof structure is the same, with the exception of gymnasium and auditorium which have steel trusses and poured/precast concrete roof. Overall condition of the structure is good. Partitions are typically painted CMU with a wainscot of glazed CMU in the corridors. Typical finishes and built-in equipment found in the school are:

#### Classrooms:

- VCT floors
- Glazed wainscot
- painted CMU walls
- suspended acoustic tile/painted exposed ceiling
- chalk & tack boards

#### Corridors:

- VCT floors
- Glazed wainscot
- painted CMU walls
- suspended acoustic tile
- chalk & tack boards

#### Toilet rooms:

- ceramic tile floors
- glazed wainscot
- painted plaster walls
- painted plaster ceilings

Acoustical ceilings throughout the building are generally serviceable, but show their age. The general condition of the other finishes is poor. There is extensive cracking of the masonry walls throughout the building. These cracks are not life threatening and appear to be stable. The trash chute and incinerator have been abandoned.

### 1.9 Life Safety

Fire separation is provided by corridor and stair masonry walls. The stair doors and corridor doors are not labeled. The egress from the building is provided by central (double loaded) corridors leading to stairwells. These stairwells exit directly to the exterior. The width, path and egress are adequate.

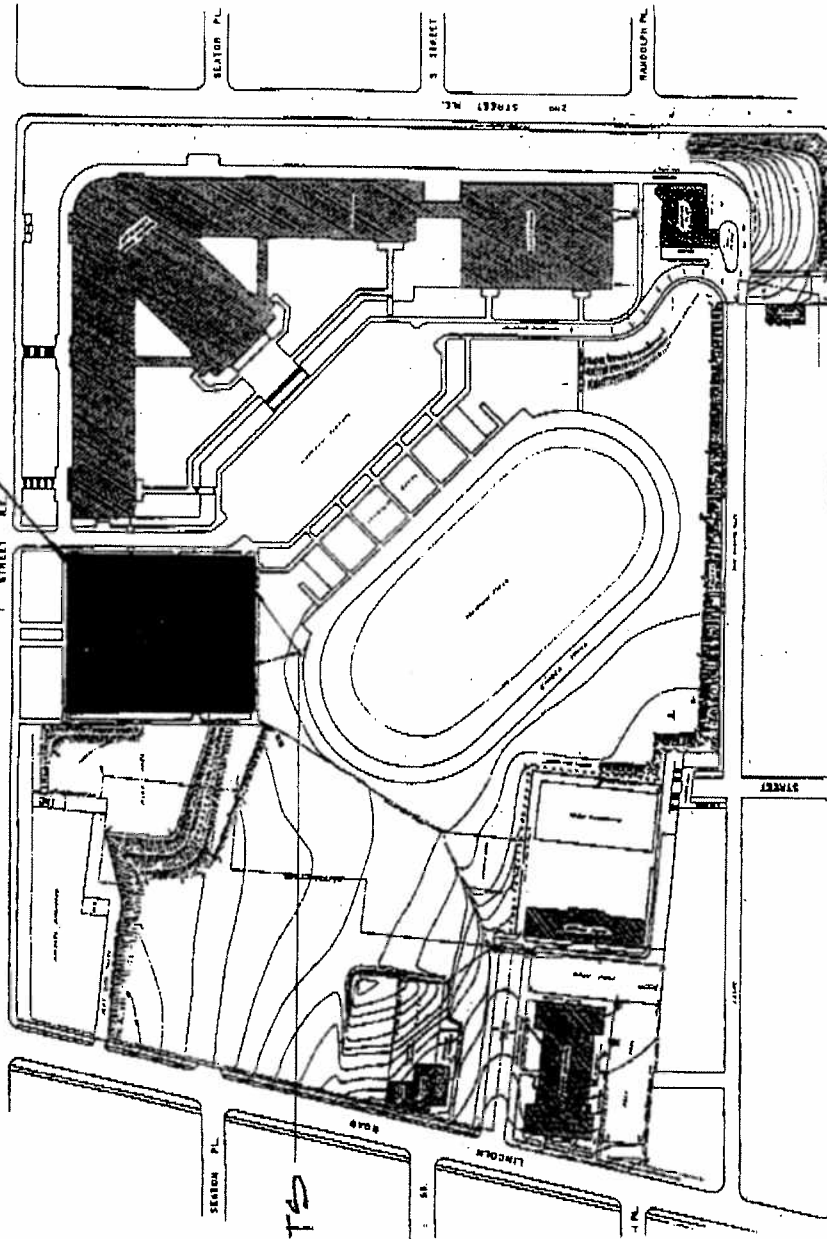
The following work is required to correct violations of current codes that were noted:

- The building does not have an emergency generator.
- The fire alarm system must be upgraded to meet current code requirements.
- Smoke detectors must be installed in storage rooms.

### 1.10 Handicap Accessibility.

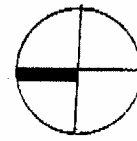
The school is inaccessible to the handicapped and will require total upgrade including: ramps, elevator, doors, hardware, plumbing fixtures, switches, and "graphics" to meet current ANSI standards.

LANGLEY JR. HIGH SCHOOL



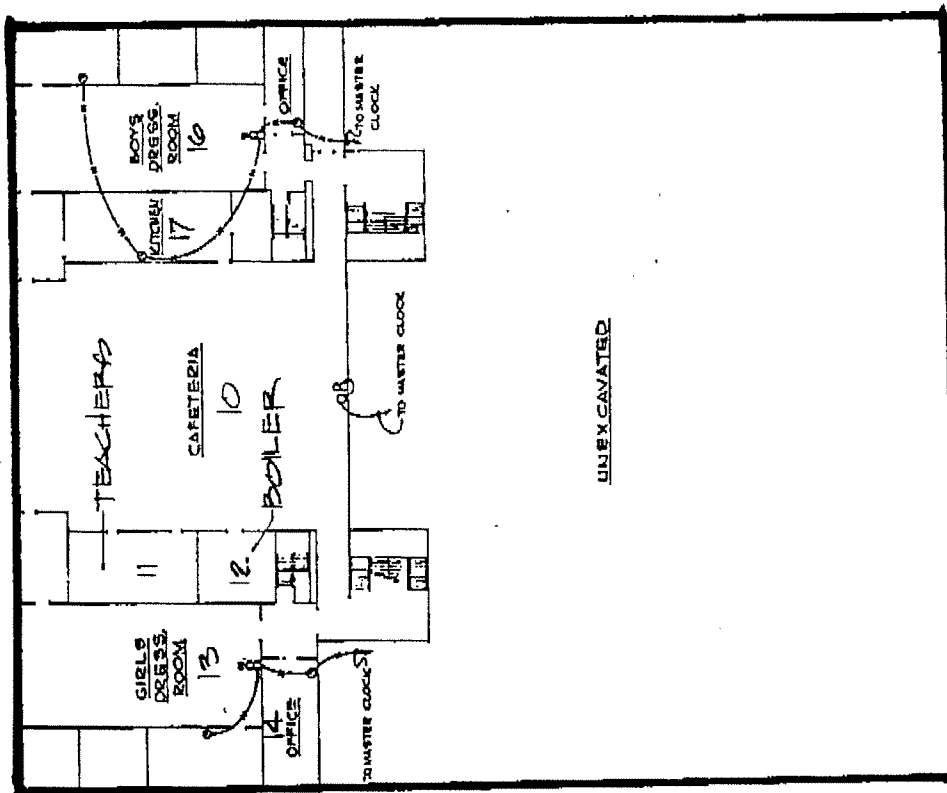
BROKEN LIGHTS

LANGLEY JR. HIGH SCHOOL



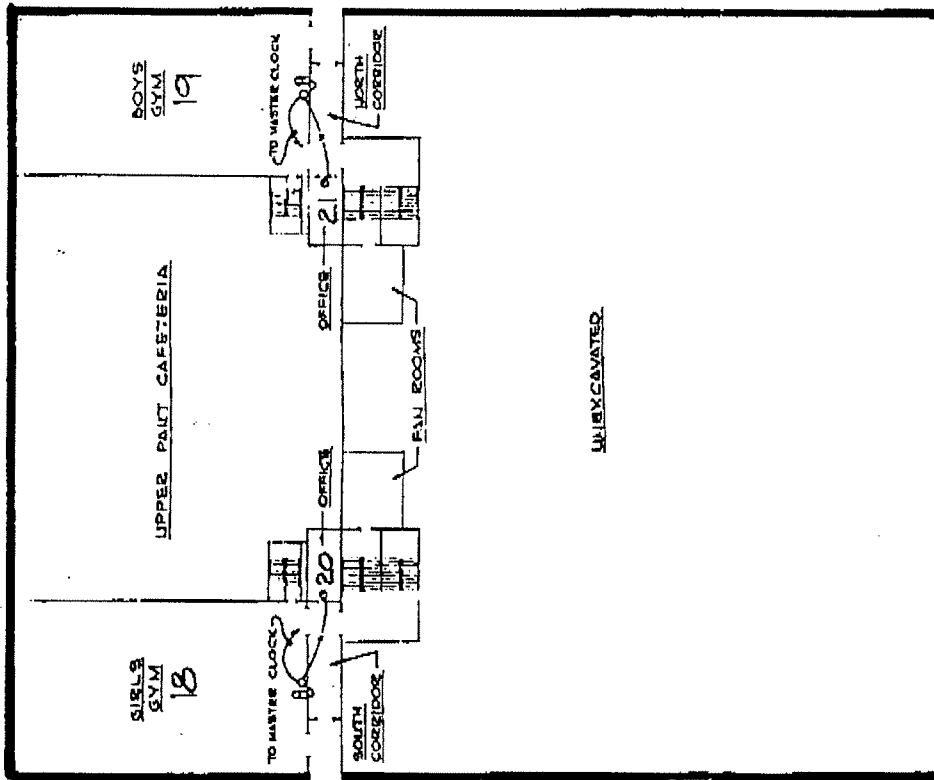
NORTH

3DI/AEPA	Date 11/6/92	School No. 418/J.H.
DC Public Schools Facilities Assessment Survey	SITE PLAN	LANGLEY JR. HIGH SCHOOL



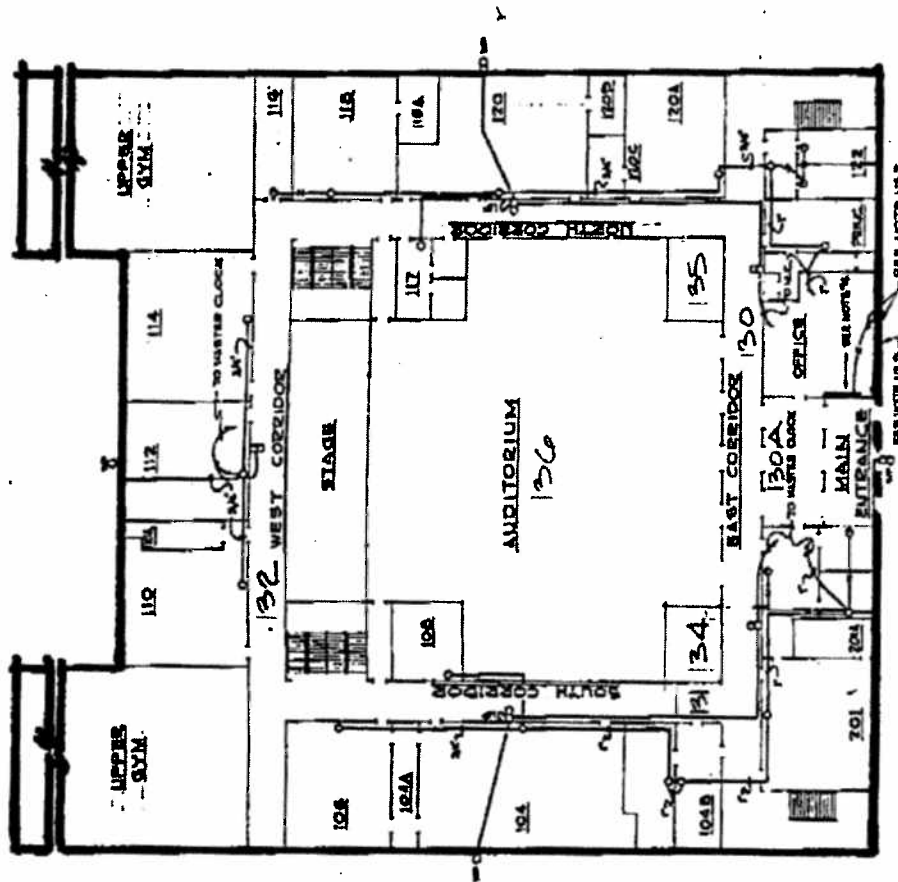
### SUB-BASEMENT PLAN

3DI/AEPA	Date 11/6/92	School No. 418/J.H.
DC Public Schools Facilities Assessment Survey	SUB-BASEMENT PLAN	LANGLEY JR. HIGH SCHOOL

BASMENT FLOOR PLAN

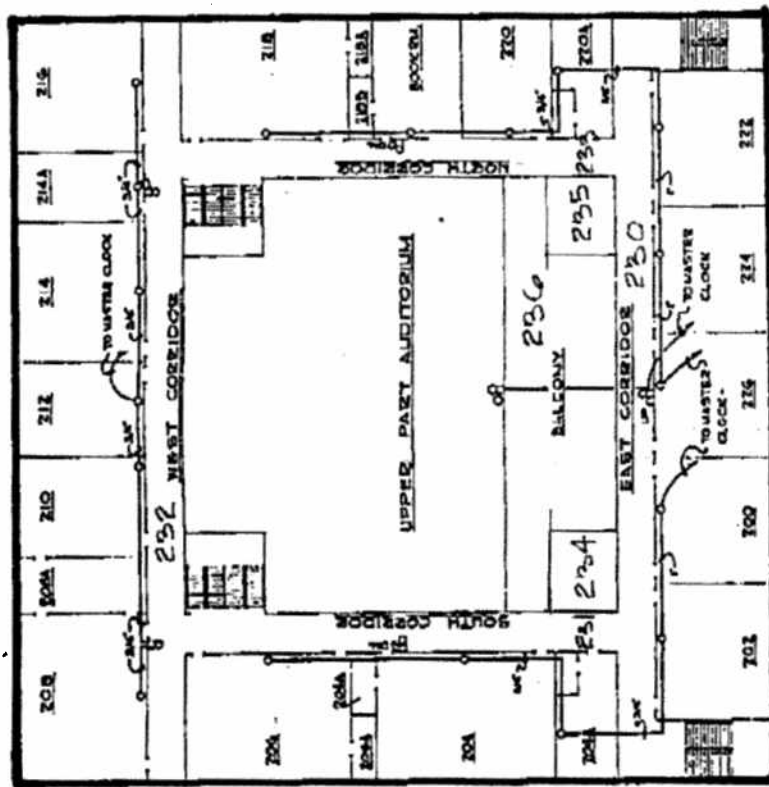
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DC Public Schools Facilities Assessment Survey	BASMENT PLAN	LANGLEY JR. HIGH SCHOOL





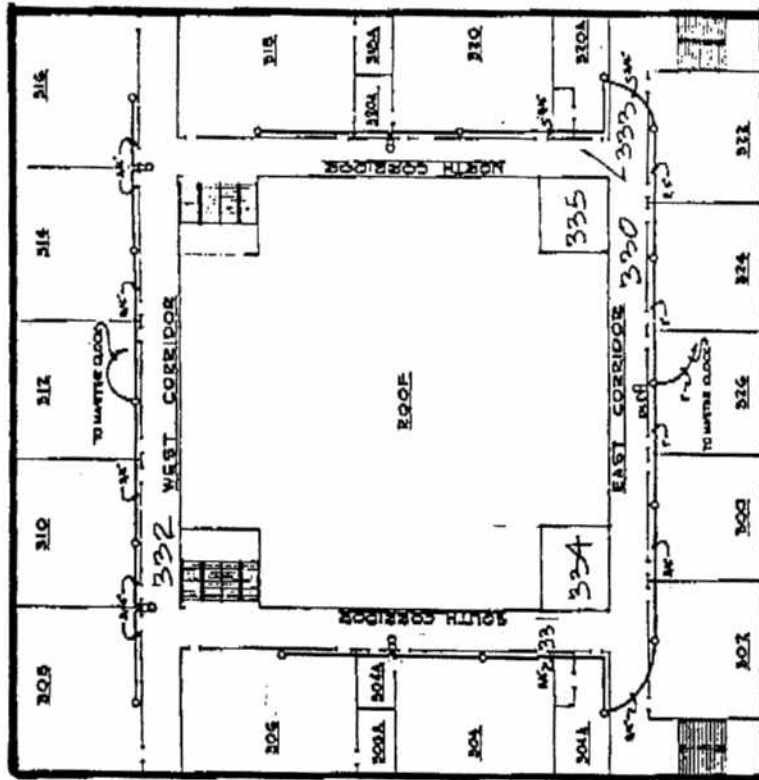
FIRST FLOOR PLAN

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SECOND FLOOR PLAN

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DC Public Schools Facilities Assessment Survey	SECOND FLOOR PLAN	LANGLEY JR. HIGH SCHOOL

THIRD FLOOR PLAN

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DC Public Schools Facilities Assessment Survey	THIRD FLOOR PLAN	LANGLEY JR. HIGH SCHOOL